

TOWN OF WESTPORT PLANNING BOARD



MEETING MINUTES May 24, 2022

PLANNING BOARD MEETING

Chairman Jim Whitin called the meeting to order at 6:04 p.m. and Co-Chair, Robert Daylor, member Mark L. Schmid, and Assistant Town Planner Amy Messier were in attendance. Manuel Soares and John Bullard were absent. *No quorum.*

Chair's Announcement – Under MGL Chapter 30A, section 20(f) – The meeting is being recorded.

6:00 p.m. Public Hearing

1. Administrative Items

a. ELJ (17-016C) Six-month extension

The applicant is requesting an additional six-month extension to obtain the Board of Health's approval of the proposed shared septic system and appropriate security arrangements for the system in the event of system failure.

Attorney Richard Burke was present on behalf of the applicant. Attorney Burke commented the six-month extension is due to finalizing the escrow amount between the Board of Health and his client for the new shared septic system.

Motion

At the request of the applicant, Daylor moved to grant an additional six-month extension for the Special Permit for Inclusionary Housing for Francis Estates for property located at 0 Charlotte White Road, Map 68 Lot 7, from May 29, 2022, to November 29, 2022, to finalize septic details with the Board of Health. Seconded by Schmid with Daylor, Schmid, and Whitin in favor.

b. Planning Board meeting summer schedule

Planning Board meetings: July 12 & 26, August 9 & August 23.

Chair Whitin, Co-chair Daylor, and Schmid agreed to hold one (1) public hearing on July 12, 2022, and one (1) public hearing on August 9, 2022, as a summer schedule.

c. Coastal Healing, LLC (19-015SPA) Revised transit boarding pad location.

Diego Bernal of Coastal Hearing, 248 State Road, was present. Bernal provided an update to the Board on his conversations with the SRTA bus company regarding the relocated State Road bus stop. Bernal noted that the sidewalk will not be altered, but that he was informing the Board of the relocation of the bus stop landing between Coastal Healing and Holiday Lanes bowling alley. He added the sidewalk features an ADA ramp leading to Holiday Lanes.

Motion to Approve

Daylor moved to accept the Minor Modification for the relocation of the SRTA bus stop and sidewalk design as shown on the revised plan on April 28, 2022, for Coastal Healing, LLC transit boarding pad re-location and the sidewalk design as shown on layout plan SG-1A as revised on April 28, 2022. Seconded by Schmid with all three members in favor.

d. Ironwood Renewables (21-001SP) Endorse Decision

Chairman Whitin and Co-Chair Daylor endorsed the decision. Schmid abstained.

e. Isidoro Court (21-002C) Endorse Decision

Chairman Whitin, Co-Chair Daylor, and Schmid endorsed the decision.

f. Lot 37A Meadowbrook (98-007C) Lot release, Form G Surety

Motion

Daylor moved to approve the Lot release of 37A for the acceptance of a surety for \$118,000 contingent upon Whitin's review of the location if it relates to the solar farm approval. Seconded by Schmid with all three members in favor.

6:15 p.m. Public Hearing

2. Borrego, 978 Solar Development, LLC II (22-001SP)

Request by the applicant to consider the Special Permit and Site Plan Approval Low Impact Development applications for **Borrego Solar Systems, Inc.** for property owned by **John L., Ernest Ciccotelli, and Marie T. Ciccotelli**, and located on the west side of **Division Road between 355 and 403 Division Road**, Assessor's **Map 46, Lot 8, 9C**. Under Westport Zoning By-Laws Article 20 Low Impact Development and Article 24 Large Scale Solar Energy System, the applicant requests permission to construct a solar energy system, approximately 2.95 Megawatts DC.

Motion

Due to a lack of quorum, Daylor moved to continue Borrego, 978 Solar Development, LLC to June 28, 2022, at 6:30 p.m. Seconded by Schmid with all three members in favor.

6:30 p.m. Public Hearing

3. **0 Gifford Road (22-002SP-FF)** The applicant is seeking approval to subdivide Lot 22C containing 3.474 acres into two (2) separate Lots. Due to the shortage of frontage required per lot, the applicant is seeking to obtain a Special Permit Flexible Frontage. Each dwelling will have a separate driveway. Upon approval of the Special Permit Flexible Frontage Plan, the applicant will be filing an ANR. No waivers were requested.

Motion

Due to a lack of quorum, Daylor moved to continue 0 Gifford Road-Pacheco to June 28, 2022, at 6:45 p.m. Seconded by Schmid with all three members in favor.

6:45 p.m. Public Hearing

4. Plante – 0 Cornell Road (21-006SP)(continued from December 14, 2021, January 11, 2022, January 25, 2022, February 8, 2022, March 8, 2022, April 19, 2022)

Request by the applicant to consider the Special Permit applications of Lisa A. Plante for property located between 277 and 349 Cornell Road, Westport, MA 02790, Assessor's Map 81, Lots 3, according to Westport Zoning By-Law Section 8.5 Special Permit for Common Driveway and Section 8.6 Special Permit for a Flexible Frontage requesting approval to reduce otherwise applicable frontage requirements on a public way in exchange for a corresponding reduction in development density and the construction of a common driveway servicing two residential lots.

Motion

Due to a lack of quorum, Daylor moved to continue Plante – 0 Cornell Road to June 28, 2022, at 7:00 p.m. Seconded by Schmid with all three members in favor.

5. Assistant Planner's report

Ms. Messier read her report into the record.

Community One-Stop for Growth:

- This grant application submission deadline is 6/3/22, Bob Daylor has provided Ms. Messier with the narrative for this grant application.
- Kleinfelder has been asked to provide an updated cost estimate – which is (\$7.2 mil.) & provide graphics for the grant submission.
- Once the graphics are received, Ms. Messier will fill out the application in the Mass.gov portal and submit it.

Hazard Mitigation Plan:

- Hazard Mitigation Application submission deadline has been extended for 90 days, bringing the deadline to Oct. 9, 2022.
- FEMA has placed a soft cap of \$15 mil. On singular projects.
- David Woodbury provided Ms. Messier with the template to fill out.

Harbor Water Study:

- Meeting held on 2/19/22, Weston & Sampson will be gathering information on wells within Westport (depth/ diameter, water quality, location, yield) to help determine where the best possible locations will be for adequate wells in the future.

- Next meeting for this should be in approx. 2 weeks depending on when the required well information is provided to Weston & Sampson for charting.

Climate Resilience Committee Letter of Support for Re-Appointment

- Just need a vote of support to send the letter to the Board of Selectmen.

Ms. Messier to send a letter of support to re-appoint board members Whitin, Daylor, and Bullard to the Climate Resilience Committee.

6. Correspondence

- a. Zoning Board of Appeals – Notices – *Noted*.

7. Minutes

May 10, 2022

Motion

Daylor moved to approve the May 10, 2022 minutes with changes to the Special Permit Standard Conditions. Seconded by Schmid with all three members in favor.

8. Short/Long-term Planning Discussions

Whitin asked Ms. Messier to contact Russell Burke of the BSC Group to assist the Planning Department with the rezoning of Route 6. Ms. Messier will invite Mr. Burke to the June 14, 2022 work session.

ADJOURNMENT

The members unanimously adjourned at 7:27 p.m.

Respectfully submitted,



Nadine Castro, Assistant Town Planner II

NOTE: *Agenda is subject to change*

NEXT MEETINGS:

PLANNING BOARD: June 28, 2022 at 6:00 P.M.

WORK SESSION: June 14, 2022 at 4:00 p.m.